170.0	0005	0006.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	987,200 /	987,200
					USE VALUE:	987,200 /	987,200
					ASSESSED:	987,200 /	987,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARK AVENUE	
Owner 2:	CONGREGATIONAL CHURCH	
Owner 3:		
Street 1:	50 PAUL REVERE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as Church with a Church/Syn. Building built about 1959, having primarily Wood Shingle Exterior and 6694 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
960	4642.000	595,700		391,500	987,200
Total Card	0.107	595,700		391,500	987,200
Total Parcel	0.107	595,700		391,500	987,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 147.48 | /Parcel: 147.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112791

GIS Ref

GIS Ref

Insp Date 05/12/00

!13150!

PREVIOUS ASSESSMENT

Parcel ID 170.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	960	FV	595,700	0	4,642.	391,500	987,200		Year end	12/23/2021
2021	960	FV	595,700	0	4,642.	391,500	987,200		Year End Roll	12/10/2020
2020	960	FV	595,700	0	4,642.	391,500	987,200	987,200	Year End Roll	12/18/2019
2019	960	FV	525,100	0	4,642.	385,900	911,000	911,000	Year End Roll	1/3/2019
2018	960	FV	525,100	0	4,642.	296,400	821,500	821,500	Year End Roll	12/20/2017
2017	960	FV	525,100	0	4,642.	279,600	804,700	804,700	Year End Roll	1/3/2017
2016	906	FV	525,100	0	4,642.	257,300	782,400	782,400	Year End	1/4/2016
2015	906	FV	454,500	0	4,642.	240,500	695,000	695,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:17:30

LAST REV

Date	Time
11/18/21	08:38:34
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13150

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	4793-204		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	112791
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2021	1466	Inter Fi	74,500	C				
8/19/2010	1018	Manual	60,000					INT RENO
11/30/1998	822	Sign	700					SIGN
6/9/1998	369	Alterati	3,000					REMODEL CLASSROOMS

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2015	Field Review	PT	Paul T
5/12/2000	Meas/Inspect	264	PATRIOT
11/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
960	Church		4642		Sq. Ft.	Site		0	70.	1.20	6									391,481						391,500	

Total AC/HA:	0.10657	Total SF/SM:	4642	Parcel LUC:	960	Church	Prime NB Desc	ARLINGTON	Total:	391,481	Spl Credit		Total:	391,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94938755
Const Adj.:	0.95990396
Adj $ / SQ:	113.915
Other Features:	10000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	916396
Depreciation:	320739
Depreciated Total:	595657

COMMENTS

1890.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

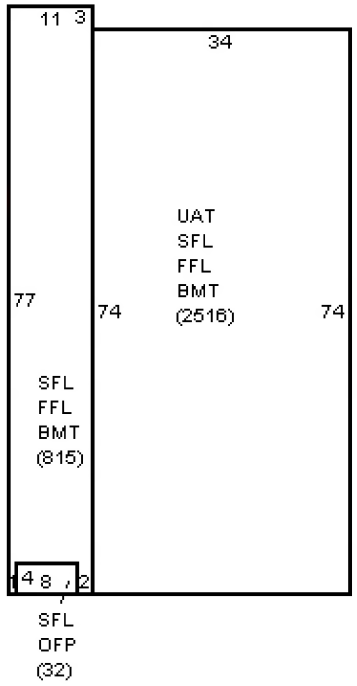
No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	113.92
Special Features:	0	Val/Su Net:	55.75
Final Total:	595700	Val/Su SzAd	88.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	3,363	113.920	383,097
BMT	Basement	3,331	34.170	113,835
FFL	First Floor	3,331	113.920	379,451
UAT	Upper Attic	629	45.570	28,661
OFP	Open Porch	32	42.240	1,352

Net Sketched Area:	10,686			Total:	906,396
Size Ad	6694	Gross Area	12573	FinArea	6694

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc